

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**To Let**

**£15,000 pax**

C2 Mercury Business Park, Bradninch, Exeter, Devon, EX5 4BL

1,513 Sq Ft  
(140.6 Sq M)

## Summary

- Modern industrial unit to let
- Approx. 1,513 sq ft (140.60 sq m)
- Modern and high specification industrial premises
- Powered electric roller shutter door
- Power floated concrete floor
- Allocated parking onsite
- Suitable for E, B2 and B8 (storage & logistics) use

### Location:

Mercury Business Park offers a unique opportunity for business occupiers & investors within the industrial, logistics & manufacturing sectors.

The business park extends to 1.93 hectares (4.79 acres) and is set within a pleasant environment close to junctions 28 and 29 of the M5 motorway. The site adjoins the M5 motorway and is accessed from the B3181, which links Cullompton & Exeter.

### Description:

The unit benefits from the following features: -

- Steel portal frame construction
- Internal eaves height of approx. 6m
- Power floated concrete floor
- Electric Roller shutter door
- Reinforced concrete yard & loading areas with allocated parking to each unit
- 10% minimum rooflight provision
- Concrete floor slab with industry standard floor
- Factory engineered composite cladding
- High specification doors & windows
- 3 phase power supply
- Fibre services are available to provide superfast broadband
- WC facilities

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Ground Floor	sq m	sq ft
<b>Total</b>	140.6	1,513

### Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Planning:

The property is suitable for E, B2 and B8 uses.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £8,800.00, therefore making the approximate Rates Payable £4,391.20 per annum for 2024/25.

Rates relief may be applicable for qualifying occupiers. Please contact Mid Devon Council for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

VAT is applicable to the rent.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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